

Saratoga County
Tom Lewis, Chairman Planning Department Jason Kemper,
Director

Saratoga County Planning Board
Meeting Minutes
February 21, 2019

The meeting held at the office of the Saratoga County Planning Department located at 50 West High Street in Ballston Spa was called to order at 4:00 p.m.

Members Present: Tom Lewis, Chairman, Ed Vopelak, Devin Dal Pos, Connie Wood, Ian Murray and Marcia Murray.

Staff: Jason Kemper, Director; Michael Valentine, Senior Planner; and Cynthia Nick, Senior Typist.

Guests: Andy Brick, Attorney with Donald Zee P.C., Attorneys for Burke Companies (9 Round Lake Road Application 18-152JK)

Approval of Minutes:

The minutes of the January 17, 2019 meeting were unanimously approved on a motion made by Ms. Wood and seconded by Mr. Dal Pos.

Referrals

17-129JK Town of Ballston Town Board

Mr. Kemper presented an application for a Katz Mixed Use Residential/Commercial PUDD to amend approved PUDD in order to relocate buildings on the eastern portion of the site and alter number of units in buildings on site. The location of the property is NYS Route 50. Mr. Kemper recommended approval.

18-92MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Hoffman Carwash for the construction of a 6,400 square foot car wash on US Route 9 and Sitterly Road Intersection. Mr. Valentine recommended approval with comment on do direct access to NYS Route 9, access agreement between parties for easement across Speedway site.

18-152JK Town of Malta Zoning Board of Appeals

Mr. Kemper presented an application for a Use Variance in the name of Burke Dunkin Donuts for the construction of a drive-thru restaurant with gas on Round Lake Road (County Route 80), Ballston Lake, NY and I-87. Mr. Kemper recommended to request additional information. Recusal by Mr. Lewis.

18-154JK Town of Malta Zoning Board of Appeals

Mr. Kemper presented an application for an Area Variance in the name of 3D Lundy/Sage Estates to build on steep slopes. The property is located on NYS Route 9/ Malta. Mr. Kemper stated No Significant County Wide or Inter Community Impact with comments.

19-05JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Stewart's Grooms Shop #296. The applicant proposes a 3,675 square foot Stewart's Shop with gas tanks and new canopy on Grooms Road/Vischer Ferry Road. Mr. Kemper recommended No Significant County Wide or Inter Community Impact. Recusal by Tom Lewis.

19-09MV Town of Saratoga Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Tab Denevallis for the relief from town requirements of 10 acres minimum lot size for farming operations. The property is located at 1050 County Route 70 and is in Agricultural District #2. Mr. Valentine recommended to request additional information.

19-12MV Town of Saratoga Planning Board

Mr. Valentine presented an application for a Special Use Permit in the name of Dwyer's Paddle Storage and Water Access. The applicant proposes to establish a storage and day use paddling facility located on Fish Creek at 800 NYS Route 9 in the Conservancy Zoning District. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

19-14MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Saratoga Honda for an expansion of vehicle storage area to accommodate 102 additional vehicles utilizing porous asphalt. Total number of vehicles to be stored on lot increasing from 96 to 198. The property is located at 3402 NYS Route 9. Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

19-15MV Town of Milton Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Hutchins Road Sr. Housing PDD for 52 apartment units for 55 and older residents. The property is located on Hutchins Road (City of Saratoga Springs). Mr. Valentine recommended No Significant County Wide or Inter Community Impact with comments. Mr. Valentine stated that the PDD was approved in Oct./Nov 2018 now being reviewed under site plan review. Comes to SCPB because of proximity to town/city municipal boundary. Site served by public water and sanitary with onsite stormwater management. Emergency access road connects to Margaret Drive to the north.

19-16MV Town of Milton Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Ballston Spa Veterinary Clinic for a front yard setback to expand the parking lot by 16 parking spaces on Saratoga Avenue (City of Saratoga Springs). Mr.

Valentine stated No Significant County Wide or Inter Community Impact with comments on enhancement of foundation planting at edge of parking on Route 50 side.

19-20MV Town of Wilton Planning Board

Mr. Valentine presented an application for a Special Use Permit in the name of David & Alice Coley for the construction of a detached 2-family accessory apartment permitted by the SUP standards noted in the R-2 District. The property is located on Washburn Road (Route 32/Wilton Gansevoort Road). Mr. Valentine recommended approval.

19-22MV Town of Halfmoon Zoning Board of Appeals

Mr. Valentine presented an application for an area variance in the name of Tanski/Old Route 46 for a single story office building with one curb cut on Old Route 146 that will allow for access to a 13-space parking lot located on Old Route 146 (NYS Route 9). Mr. Valentine stated no significant county wide or inter community impact with comments on water and sanitary and stormwater-how will it be handled on site and existing curb cut on town road.

19-23MV Town of Moreau Zoning Board of Appeals

Mr. Valentine presented an application for an area variance in the name of Cerrone Builders for the future subdivision of an 8.7 acre lot into four lots that will not have the required minimum 200' lot width for a R-3 District. The property is located on NYS Route 9. Mr. Valentine stated no significant county wide or inter community impact with comment on DOT curb cut permit required, note to town that could be 3 lots and have sufficient frontage.

19-24MV Town of Stillwater Planning Board

Mr. Valentine presented an application for a site plan review in the name of City of Mechanicville for public waterline installation from Coons Crossing along NYS Route 67 east to Mechanicville. Approximately 20,000 feet of line on NYS Route 67. Mr. Valentine stated no significant county wide or inter community impact.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Dal Pos, the motion was seconded by Ms. Wood and unanimously approved.

DISCLAIMER: Recommendations made by the Saratoga County Planning Board on referrals and subdivisions are based upon the receipt and review of a "full statement of such proposed action" provided directly to SCPB by the municipal referring agency as stated under General Municipal Law Section 239. A determination of action is rendered by the SCPB based upon the completeness and accuracy of information presented by its staff. The SCPB cannot be accountable for a decision rendered through incomplete or inaccurate information received as part of the complete statement.

SUBDIVISIONS

18-A-60JK Town of Malta Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of Haas for a 2-lot subdivision on an existing 2.905 acre parcel at 648-650 Malta

Avenue (County Route #63). Mr. Kemper stated no significant county wide or inter community impact.

19-A-08MV Town of Stillwater Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Flintlock Way Cluster Subdivision for a proposed 19-lot subdivision on an existing 31.84 acre parcel: 5.15 acres of constrained land removed for density calculation of 27 possible building lots off County Route #75 but with access to/from Flintlock Way, an existing residential neighborhood street. Mr. Valentine stated no significant county wide or inter community impact.

19-A-09JK Town of Ballston Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of 257 Round Lake Road for the proposed 25-lot subdivision of an existing 34.46 acre parcel on Round Lake Road (County Route #80). Mr. Kemper stated that additional information will be requested for further review.

19-A-11MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Creekview Estates/Upper Newtown Road Residential Subdivision for the subdivision of 95.83 acres into a 70-lot residential subdivision on Upper Newtown Road (County Route #63). Mr. Kemper stated no significant county wide or inter community impact.

19-A-12JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of Banino. The applicant proposes to subdivide 6.43 acres into two lots on Vischer Ferry Road. Mr. Kemper stated no significant county wide or inter community impact with comment for need for a DPW work permit.

A motion to approve Planning Department recommendations for the subdivisions as presented was made by Ms. Wood, the motion was seconded by Mr. Murray and unanimously approved.

Adjournment

As there was no other business to come before the board, on a motion made by Mr. Dal Pos and seconded by Mr. Vopelak, the meeting was adjourned with all in favor.

Respectfully Submitted,
Cynthia T. Nick, Senior Typist